

Galilee Lease Advisory Committee Meeting
January 7, 2016

Committee Members Present: Larry Mouradjian, Associate Director for Natural Resources, DEM; Mary E. Kay, Chief Legal Counsel, DEM; Pamela T. Nolan, Town Manager, Town of Narragansett; Matthew Mannix, Town Council, Town of Narragansett.

Others Present: Daniel Costa, Port Manager, DEM; Terri Bisson, Natural Resources, DEM; John Kenyon, Legal Counsel, NGC, Inc./DBA Town Dock; Ryan Clark, Vice President, NGC, Inc./DBA Town Dock; Ray Bouchard, South County Independent

Meeting called to order at 2:35 p.m.

Larry Mouradjian opened the meeting with introductions of the Lease Advisory Committee and outlined the purpose of the meeting, which was to hear a proposal from NGC, Inc/DBA Town Dock to purchase Two Gulls Café, located on Lot 274A in the Port of Galilee.

Mr. Mouradjian stated that the role of the Committee is to hear the proposal and to provide an advisory opinion to the Director of DEM. The Director has the ultimate decision to approve or deny a proposal. If the Director approves, the lease proposal is forwarded to the State Properties Committee (SPC) for approval. Once SPC authorizes the agreement the Town and the Department will work cooperatively toward development/implementation.

Mr. Kenyon and Mr. Clark informed the Committee that they had entered into a purchase and sale agreement with Two Gulls Café to buy the buildings located on Lot 274A. NGC leases abutting Lot 274 in The Port of Galilee where it operates one of the largest squid processing facilities on the east coast. NGC proposes to use the building on 274A to house corporate offices and to operate a test kitchen to test product. The facility will be also be used to training for staff and crew. NGC may also continue to operate a café on the premises.

Mr. Mouradjian asked about potential other uses. He explained that according to the Galilee Master Plan only commercial fishing related uses or the grandfathered uses as a grocery store, café and bait shop are allowed. Any other use would be in violation. Mr. Ryan stated that he does not anticipate any use beyond that. Mr. Mannix asked if a zoning change or Narragansett Town Council approval was needed. Mr. Mouradjian stated that zoning is guided by the Master Plan and that there is no local zoning on DEM owned land in the Port. He stated that approval is not needed from the Council.

Mr. Mouradjian asked about the status of the current tenant. Ms. Kay stated that a new lease agreement with NGC will be contingent on Two Gulls satisfying all obligations to the Department.

Ms. Nolan stated that NGC is an extremely valuable business in the Town and is very proud of the work that the Clark's do. She said NGC exemplifies what small businesses are in America – successful and operated by multi-generational families. Mr. Mouradjian agreed and credited NGC for its commitment to the Port of Galilee and to commercial fishing. Ms. Kay agreed and reminded members that NGC's lease previously included this lot and that the Clarks had graciously agreed to carve out 274A so that a grocery store and deli could be built to service the fishing community. Mr. Clark thanked DEM and the Town for their support as well.

After discussing the benefits of the proposal, Mr. Mouradjian made a motion to advise the Director of DEM to support the proposal. Ms. Nolan seconded the motion. The Committee approved the motion unanimously.

Mr. Mannix asked about the process from here. Mr. Mouradjian stated that the next step would be to send a recommendation to the Director to accept the NGC proposal and if approved the Department would proceed to State Properties Committee for approval of a lease agreement.

The meeting adjourned at 2:55 p.m.